

NEIGHBORHOODS MANY SOUTH OF POTOMAC

Six Miles of Residences Between Washington and Alexandria.

SCATTERED ALONG ELECTRIC LINE

Conveniences Allure Suburbanites to Section Where Improvements Are Rapid.

Suburban residence development has been no more rapid in any direction in the past three years than on the south side of the Potomac between Washington and Alexandria.

With the exception of the section immediately south of the new highway bridge, which has grown as a manufacturing center, the whole territory along the Alexandria and Mt. Vernon electric line to a point six miles from the Washington city postoffice has been, and is now being, built up with suburban homes at so rapid a rate that there are now six well-settled subdivisions.

These commence with Virginia Highlands and end with Rosemont. Others are St. Asaph, Del Ray, Mt. Ida, North Braddock and Braddock. While the farthest removed from the center of the city is Rosemont, that suburb is just eighteen minutes away and a car is available every twenty minutes.

Where Scenes Are Shifting.

The main street, Rosemont boulevard, begins at the bungalow station of the electric line, rises gently and curves to the south near the King street road. At the end of the street is the property which Alexandria Masons own and have named George Washington Park. Here a statue of the distinguished Mason is to be erected by the Alexandria lodge. The street itself is a wide thoroughfare with grass parking in the center, upon which gas lights have been placed at frequent intervals. The width of the street is enhanced by building the houses well back on the lots.

Building has proceeded with regard to the appearance of the houses in itself in each case, but to that of the whole suburb. The results gained so far amply demonstrate the wisdom of the project of Rosemont. The plan is carefully the details of the community. Rosemont was planned after Wayne, a suburb of Philadelphia, where the president of the Rosemont Development Company, F. H. Treat, has his home. The builder of most of the houses, J. D. Leibel, is also a resident of the suburb.

Colonial, Early English and a variety of combinations of architectural styles have been used in building the homes of Rosemont, which pleasingly impresses the visitor at once. Lots are usually 50 by 125 feet, giving ample room for lawn on all sides. There is a distinct tendency to avoid the appearance of crowding. The suburb covers about 100 acres.

Buy on Cedar Street. Bert S. Neillan has just purchased a house built by the company on Cedar street, and Henry J. Walther is having plans made for a home on the lot at the northeast corner of King and Cedar streets. King street is the highway running across the boulevard near the crest of the hill overlooking the valley of the Potomac. From this point Washington lies to the left and Alexandria to the right, both in full view.

Charles Sale is erecting an artistic house in Cedar street, which is now nearing completion, and Thomas Hulfish is completing a bungalow on Rosemont boulevard, two squares from the station. At the corner of King street and the boulevard Capt. Frank L. Slaymaker has a home combining both English and Colonial features. The porch is supported by two large white columns at each end, giving a massive appearance. Over the front windows of the second floor half timbers relieve the whiteness of the upper part of the house, and the roof is made to slope down on the sides to the first story, with dormer windows for bed room light. Although this house is the farthest from the station, it attracts attention at once.

On the next lot is the home of Edward H. Kemper of a totally different style, but none the less pleasing in appearance.

On the north side of the boulevard and next to the bungalow of Mr. Hulfish is one of the most interesting houses in the whole suburb. The first story is of colonial brick, over which the shingled roof projects two sides from a peak over the third story, relieved on the second by dormer windows. The ends of the house are of white stucco.

Roof and Pergola. The roof projects over the west and east entrances and is supported on each side by two plain white columns. On the south end two other white columns form a sort of pergola, the six giving the impression of a wide room extending around three sides of the house.

Alexander Suter, secretary and treasurer of the company, recently purchased another home and now resides at Rosemont. The suburb enjoys every city convenience—electric cars, water, gas, sewers, and delivery of household supplies.

In addition to the electric line for transportation to the city the Southern railway station is located to the south of the subdivision, and all trains to and from Washington stop here. The Mt. Vernon boulevard passes through the property.

While Rosemont is the most striking of the developments, Braddock, North Braddock, Del Ray, Mt. Ida, St. Asaph, and Virginia Highlands are likewise surprising in their growth. The Rosemont house is distinguished by Virginia Highlands, and an ornate station is being erected at that point. In North Braddock many attractive homes have been erected. The whole south shore of the Potomac gives promise of growing into a residence section faster than a manufacturing one.

Indeed, the line of delineation has been well defined. The sections in which manufacturing plants have established and which are available for more lots along the river and the steam railroad tracks from a mile or two south of the highway bridge out to Rosslyn.

The higher land has been claimed by the home builders, and the two sections have been segregated more successfully than in many of the industrial cities of the country.

SALES OF REALTY IN THE SUBURBS

The sale of two houses in Petworth and two lots in Chevy Chase are reported today by William H. Saunders & Co.

Attractive Suburban Residences at Rosemont Which Is Being Rapidly Developed by Home-Builders



HOMES OF CAPT. FRANK L. SLAYMAKER (LEFT) AND EDWARD H. KEMPER.

RECORD FOR LOANS SET DURING WEEK

Deed of Trust Placed on Property to Secure \$1,000,000.

A new record for a loan on an individual holding of local real estate was established this week when the Riggs Realty Company placed on record a deed of trust to secure \$1,000,000.

This exceeds by \$100,000 the trust placed on the Raleigh Hotel property on October 1 and by \$150,000 the first encumbrance on the Southern building, in course of erection at Fifteenth and H streets northwest.

The \$1,000,000 is represented by bonds of the denominations of \$1,000, \$500, and \$100, and are payable in thirty years with interest at 5 per cent. The proceeds from the sale of the bonds, which are underwritten by the American Security and Trust Company and the National Savings and Trust Company, jointly, will be expended in the erection of a new theater and office building on the site of the old Riggs House, at Fifteenth and G streets.

Other Big Loans.

In addition to this large trust, nearly \$500,000 was loaned during the past week on local real estate, which with the closing of transactions involving the sale of 200 lots, makes a most auspicious beginning for the month of November. The business of the past week shows a slight increase over the activity in the corresponding period of 1909.

Probably the largest sale closed this week involved the apartment house at 1438 Meridian street northwest, the consideration being \$30,000. Harry Wardman was the seller and Frau Amelle Maass, wife of Herr Louis Maass, of Berlin, Germany, was the purchaser. The building is four stories high and contains thirty-two apartments. The lot is 65 by 157 feet. The annual rental is about \$9,000.

Another interesting sale of the week, which, with the improvements to be made, will call for a total expenditure of \$250,000, although the land did not cost more than \$40,000, included a frontage of 104 feet on F street northwest, between Seventeenth and Eighteenth streets. Victor J. Evans, a patent attorney, purchased premises 1720 to 1724 F street and a forty-foot vacant lot adjoining on the west. On this property he will erect a seven-story three-proof office building as a home for the Civil Service Commission.

Big Sale Reported. In the business section a sale involving a consideration of \$35,000 was recorded. Elias Heidenheimer purchased from Henry H. Hazen and others the hotel property at 709 to 713 D street northwest.

Despite the fact that the fall is far advanced, the outlying subdivisions recorded the greatest number of sales during the past sixty days. Eighty-four lots were transferred in that section, while the near-urban district ranked next with a total of sixty lots sold. Within the old city limits the northwest shows fifty-seven lots conveyed, northeast thirty-four, southeast twenty-two, and southwest thirteen.

The loan market for the week shows a grand total of \$1,438,862.57, borrowed on the security of 302 lots at an average interest rate of 5 1/2 per cent. New loans represented the bulk of the week's investments with a total of \$1,275,566. Deferred purchase money amounts amounted to \$158,746.67, while the advances of the building associations aggregated \$25,550. The Riggs property loan swelled the figures for the northwest to \$1,152,250, while the county property owners borrowed \$25,426.77. In the other sections the total loans were: northeast \$2,100, southeast \$18,140, northwest \$16,730.

NEW APARTMENT FOR LANIER PLACE

Building Will Be of Re-enforced Concrete Construction, and Is to Cost \$75,000.

A new apartment for Lanier place northwest, between Seventeenth and Eighteenth streets, was commenced this week by W. H. Sholes. The plans of Hunter & Bell, architects, call for a five-story building of re-enforced concrete construction. The building is to be of four stories, containing sixteen apartments of five and six rooms each. It is to be of Spanish mission in style, with white roof and red sloping eaves. A vacuum cleaner arrangement is one of the modern features planned. The building will have a frontage of fifty-four feet and a depth of 115 feet.



ADJOINING HOME OF THOMAS HULFISH. ROSEMONT STATION.

Transfers in Realty During Past Week

Northwest.
New Hampshire avenue northwest, between M and N streets—Frank S. Bright et al., trustees, to Daniel Loughran, part original lot 1, square 70, \$10.
Eighteenth and K streets northwest—Daniel Loughran et al. to Frank S. Bright and Addison G. Du Bois, trustees, part original lot 4, square 82, \$10.
Sixteenth and S streets northwest (original corner)—James F. G. De Geofrey et al. to Alton O. Ellis, lots 61, 62, 63, square 17, \$10.
U street northwest, between Sixteenth and Seventeenth streets—Daniel O'Day to John Morris, part original lot 5, square 175, \$10.
John Morris et al. conveys same property to Michael P. White, \$10.
Thirteenth street northwest, between Thirteenth and Fourteenth streets—Joseph Ryan to William H. Brown, lots 115, 117, 118, and 123, square 22, \$10.
Willard S. Holmes to same, lot 119, square 23, \$10.
1014 Sunderland place northwest—Clara G. Addison to John S. Blair, lot 72, square 115, \$10.
Thirty-fourth street northwest, between D and E streets—Charles B. Stewart, trustee, to Bessie L. Dudley, lot 252, square 126, \$10.
T street northwest, between Thirty-fifth and Thirty-sixth streets—Frederick A. Linger et al. to John P. Stuckert, lot 290, square 110, \$10.
Dent place northwest, between Thirty-third and Thirty-fourth streets—Philip H. Christman to James J. Keane, part lot 218, square 1278, \$10.
1494 Pierce place northwest—Daniel W. O'Donoghue, trustee, to Charles B. Stewart, lot 56, square 206, \$25.00.
G street northwest, between Third and Fourth streets—Mary Jaeger et al. to Ann C. Sutton, part lot 12, square 630, \$10.
1305 G street northwest—Kate Flagg to Kate K. Hayden, lot 54, square 240, \$10.
Squares 275, 140, 157, corner—Violet B. Bloomer et al. to George B. Bloomer, half interest in lots 40, 41, 45, 46, 47, square 275; lots 83, 84, square 140; lot 69 and part lot 70, square 127, lots 128, 129, square 127, and lot 20, square 8, Bloomingdale, \$10.
915 H street northwest—William K. Carr et al. to the Biogas Heating Company, lot F, square 274, \$10.
1899 Thirtieth street northwest (the Prince George)—Spriggs Pools et al. to Anna P. Poole, lots 13 and 14, square 1233, \$10.
Twelfth street northwest, between 7 and U streets—Margaret Eichhorn D. McLean et al. to Farrar, lots 51 and 52, square 305, \$10.
F street northwest, between Seventeenth and Eighteenth streets—Wallace D. McLean et al., trustees, to Arthur A. Alexander, part original lot 13, square 170, \$1,500.
Rebecca Alexander et al. to Victor J. Evans, part original lot 12, square 170, \$1,500.
Laura V. French et al. to Victor J. Evans, part original lot 12, square 170, \$1,500.
Albert Galtne to Victor J. Evans, part original lot 12, square 170, \$1,500.
1612 Fourteenth street northwest—Zachariah D. Blackstone et al. to William K. Carr, lot 19, square 230, \$10.
1217 Connecticut avenue northwest—Harriette M. Peckham to Robert C. Wilkins, lot 76, square 128, \$10.
1622 H street northwest—Owen Owen to Albert Carry, part lots 12 and 13, square 167, \$10.
1627 Twelfth street northwest—American Security and Trust Company, trustee, to James H. Crowman, lot 35, square 278, \$10.
Friscoe Court northwest, between Thirteenth and Fourteenth streets—William H. Brown to Elsie Laundry Company, lot 115 to 129, square 22, \$10.
709 to 713 D street northwest—Henry H. Hazen et al. to Elias Heidenheimer, west 42 feet of original lot 2, square 431, \$10.
1723 New Jersey avenue northwest—Ella S. Dubois et al. to Victor J. Evans, lot 21, square 167, \$10.
V street northwest, between Sixteenth and Seventeenth streets—John P. Lynch et al. to Samuel Saks and Robert Flynn, part original lot 2, square 174, \$10.
Pierce street northwest, between First and Second streets—National Savings and Trust Company, trustee, to National Laundry Company, part original lots 20 and 21, square 22, \$10.
Thirty-fourth and T streets northwest—John W. Bogley et al. to Nellie B. Rohr, part lots 20 and 21, square 120, \$10.
2504 Pennsylvania avenue northwest—George A. King et al. to Girolamo Lomedeo, lot 23, square 15, \$10.
Grace street northwest, between Thirty-second and Thirty-third streets—Morris Goldman et al. to Simon Schaffer, lot C, square 902, \$10.
Eight and O streets northwest—Harry A. Burgess to Gertrude M. Harris, part lot 7, square 425, \$10.
Northeast.
1121 G street northeast—Joseph Hiller et al. to Filippo and Francesca Gervasio, east half original lot 9, square 983, \$10.
Florida avenue northeast, between Seventh and Eighth streets—George D. Farr to Barbara M. Graf, lots 29 to 33, 35, 45, 46, 53, 54, square 88, \$10.
O street northeast, between North Capitol and First streets—Mildred McEwen Dick to Peter J. Amos, lots 104 and 105, square 659, \$10.
A street northeast, between Third and Fourth streets—John J. Darby et al. to Joseph E. and Mildred W. Supple, lot 27, square 738, \$10.
Eleventh street northeast, between D and E streets—Charles D. Schenck et al. to Her-



GEORGE W. KEYS' RESIDENCE.

THREE HOME SITES SOLD FOR \$11,000

Prominent Attorney to Build in Chevy Chase Heights on Handsome Lots.

Three lots in Chevy Chase Heights, one at the northwest corner of Connecticut avenue and Jenifer street and two at Jenifer and Thirty-eighth streets, a total of 20,000 square feet of ground, have been sold by Thomas J. Fisher & Co., Inc., to a prominent local attorney for \$11,000.

The purchaser is having plans made for a \$9,000 house to be erected on the first lot, which has a frontage of 104 feet on Connecticut avenue.

The work of grading at Chevy Chase Heights has been completed north of Connecticut avenue.

Harry Seay has sold the nine-room house on the north side of Legation street, near Thirty-ninth street, for \$2,500.

Thomas J. Fisher & Co. also report the sale of John M. Henderson's new home at 1720-24 F street northwest, near Connecticut avenue, for \$15,000.

Southwest.
K street southwest, between Third and Fourth streets—H. H. Bergmann, trustee, to Wilhelm Eckart, part lot 16, square 545, \$10.
K street southwest, between Fourth and a-half and Sixth streets—John T. Queen et al. to Walton Edwards, part lots 28 and 29, square 206, \$10.
Southeast.
Twelfth street southeast, between A and B streets—Wah P. Collins et al. to John W. Honey, lot 27, square 1018, \$15. Same to Stewart F. and Bertie E. McHelfer, lot 28, \$10.
1269 B street southeast—Charles F. Benjamin, trustee, to Otto Heilmuller, lot 15, square 108, \$10.
Eight street southeast, between Virginia avenue and L streets—David A. Offutt et al. to Agnes L. White, part original lot 6, square 906, \$10.
C street southeast, between Seventh and Eighth streets—Morris Goldman et al. to Simon Schaffer, lot C, square 902, \$10.
1217 B street southeast, between Fourth and Fifth streets—Louisa H. Brite et al. to Joseph I. Weiler, Charles A. McCarthy, and Burr N. Edwards, part original lot A, square 789, \$10.
Rear of H street southeast, between First and Second streets—John P. Gunion to Sallie Lang, lot 144, square 74, \$10.
Potomac avenue southeast, between Fourth and Fifth streets—Herman R. Hovenshtein et al. to Mina E. Rober, lot 22, square northeast of 1065, \$1,700.
1217 B street southeast, between Fourth and Fifth streets—John P. Gunion to Sallie Lang, lot 144, square 74, \$10.
Potomac avenue southeast, between Fourth and Fifth streets—Herman R. Hovenshtein et al. to Mina E. Rober, lot 22, square northeast of 1065, \$1,700.
1217 B street southeast, between Fourth and Fifth streets—John P. Gunion to Sallie Lang, lot 144, square 74, \$10.
Potomac avenue southeast, between Fourth and Fifth streets—Herman R. Hovenshtein et al. to Mina E. Rober, lot 22, square northeast of 1065, \$1,700.

Near Urban.
Meridian Hill—Michael J. Keane et al. to Montgomery Barnhart, lot 34, square 4, \$10.
Addition to Le Droit Park—James S. Fraser et al. to Robert A. Miller, lot 10, square 2109, \$10.
Mt. Pleasant and Pleasant Plains—James Wilson et al. to Henry W. Offutt, lot 302, square 4, \$10.
Rosedale and Isherwood—Harry Lamson et al. to Rebecca Jones, lot 38, block 38, \$10.
Addition to Le Droit Park—James S. Fraser et al. to Robert A. Miller, lot 10, square 2109, \$10.
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Rosedale and Isherwood—Harry Lamson et al. to Rebecca Jones, lot 38, block 38, \$10.

ADDITION PLANNED TO LOCAL STORE

Woodward & Lothrop Arranges for Enlargement to Establishment.

Woodward & Lothrop has purchased from Dr. E. M. Gallaudet the three-story building, 315-15 F street northwest, for \$115,000. The property has a frontage of forty-five feet and a depth of 114 feet.

Upon this property it is the intention of the Equitable Building Association to erect a permanent home. The Equitable is now located in the building at 1093 F street northwest, the basement of which is used by Woodward & Lothrop as their leather department.

The property purchased from Dr. Gallaudet is to be exchanged for the building of the Equitable, so that Woodward & Lothrop will have it for additional space for their establishment.

This will give the department store men the entire square bounded by F, G, Tenth, and Eleventh streets, with the exception of the small building at the corner of Tenth and F streets. The deal involved the construction of a building in the block between Ninth and Tenth streets for the home of the building association. It is planned to construct one solely for the use of the association.

PLANS BEING DRAWN FOR OFFICE BUILDING

Appleton P. Clark, Jr., Designing Six-Story Structure for Civil Service Commission Home.

Appleton P. Clark, Jr., is completing plans for a six-story office building for the use of the Civil Service Commission on the property purchased this week at 1720-24 F street northwest by Victor Evans. About \$25,000 was paid for the land acquired, the sale of which was reported by Thomas J. Fisher & Co., Inc. Samuel J. Prescott & Co. will commence construction of the building as soon as Mr. Clark has completed the plans.

As soon as the building is completed Mr. Evans will lease it to the commission for its home. The plans are being made to conform to the needs of the civil service body, which is now housed in an old structure at the corner of Eighth and E streets northwest.

BECOMES REALTY MAN.

David B. Chamberlain has become associated with R. E. L. Yellott, 1419 H street northwest, in the latter's real estate business. Mr. Chamberlain comes from Boston, where he was twice elected to the city council.

Francis Le B. Smoot, formerly a teller in the United States Trust Company, has also joined Mr. Yellott's force.

BEAUTY'S FAVORITE



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It has done so much for poor complexions, red, rough hands and dry, thin and falling hair. It does even more for skin-tortured and disfigured infants, children and adults when assisted by Cuticura Ointment.

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